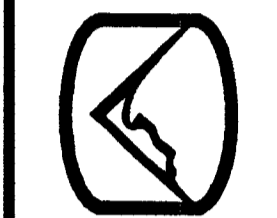


177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
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SILVERPEAK ENGINEERING
STRUCTURAL CIVIL SURVEY

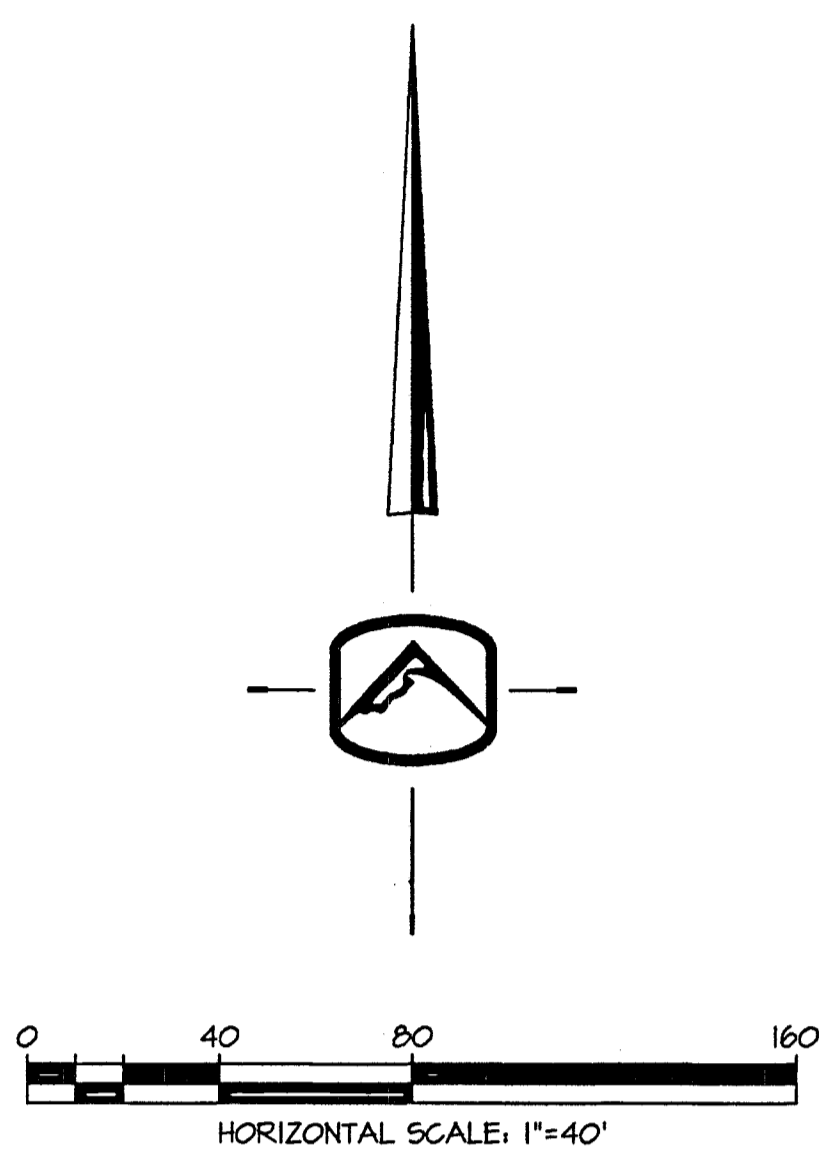
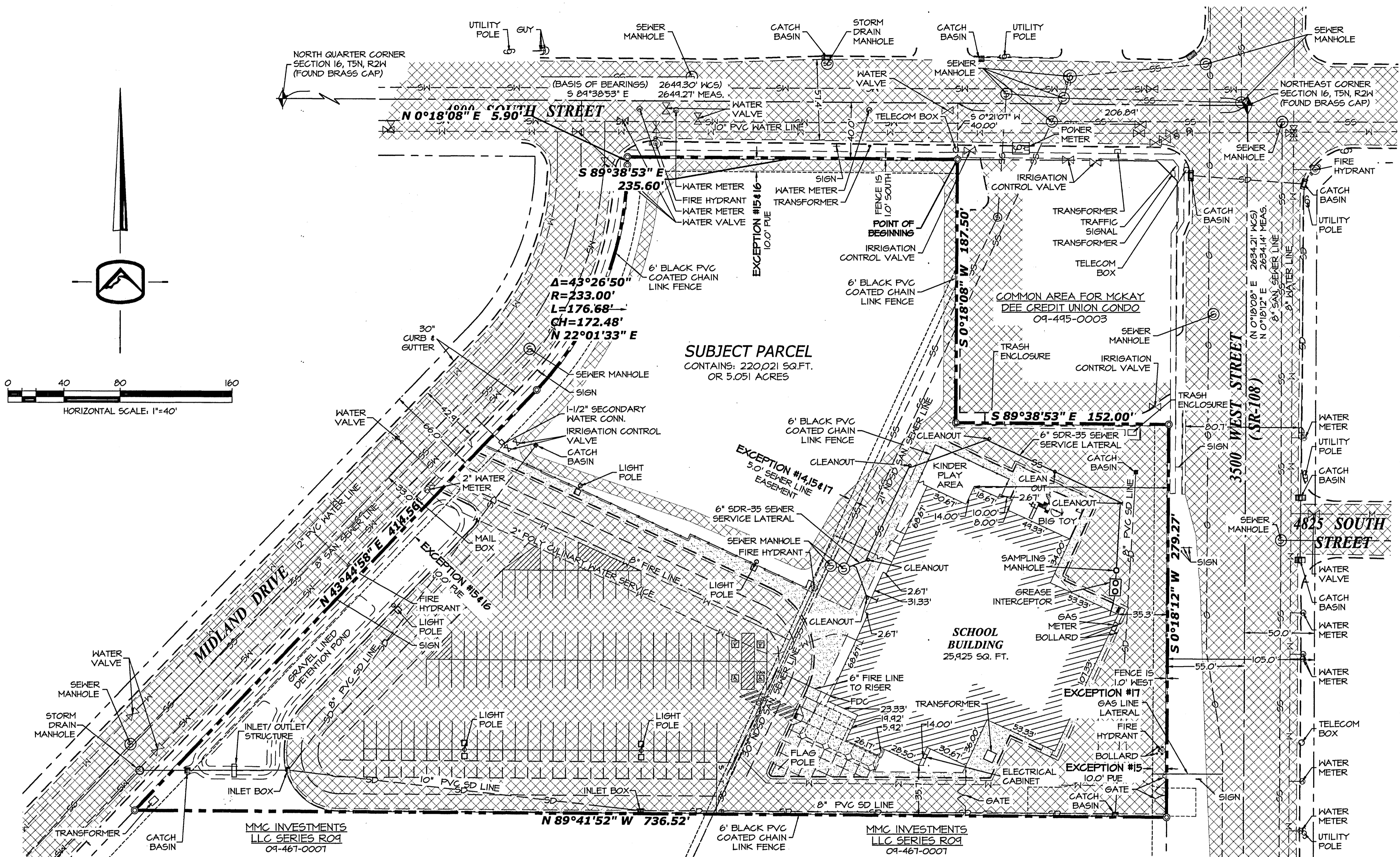
BRIDGE ACADEMY
4824 SOUTH MIDLAND DRIVE
ROY, UTAH

DATE: 09/15/2020
PROJECT: AW-055
DRAWN BY: CGR

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:



NOTES

- 1- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 2- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
- 3- THERE IS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
- 4- NO FIELD DELINEATION OF WETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
- 5- AS PER OPTIONAL ITEM 6 OF TABLE A, NO ZONING INFORMATION WAS PROVIDED AT THE TIME OF SURVEY.

PARKING

REGULAR PARKING STALLS	110 STALLS
ADA PARKING STALLS	4 STALLS
TOTAL PARKING STALLS	122 STALLS

ZONING INFORMATION

PER A LETTER FROM THE ROY CITY PLANNER DATED 30 DECEMBER 2019, "THE PROPERTY IN QUESTION IS LOCATED IN THE CC (COMMUNITY COMMERCIAL) ZONE, THE USE AS A PRIVATE SCHOOL ON THE REFERENCED PROPERTY IS AN ALLOWED USE WITHIN THIS ZONE." NO OTHER ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR.

DESCRIPTION FROM TITLE REPORT

ALL OF LOT 1, BRIDGE ELEMENTARY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 10, 2020 AS ENTRY NO. 3041673 IN BOOK 07 AT PAGE 40 IN THE WEBER COUNTY RECORDERS OFFICE.

CONTAINS: 220,021 SQ.FT. OR 5.051 ACRES

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY GABE CLARK OF ACADÉMICA WEST FOR TITLE PURPOSES. BRASS CAP STREET MONUMENTS WERE FOUND AT THE NORTHEAST, EAST QUARTER CORNER AND NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, ROY CITY, WEBER COUNTY, UTAH. A LINE BEARING SOUTH 81°38'53" EAST BETWEEN SAID BRASS CAP MONUMENTS AT THE NORTH QUARTER CORNER AND NORTHEAST CORNER OF SAID SECTION 16 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. A FINAL PLAT OF COUNTRY MEADOWS COMMERCIAL SUBDIVISION BY VON R. HILL OF HILL, JAMISON AND ASSOCIATES, INC. DATED JULY 27, 1999 AND RECORDED SEPTEMBER 16, 1999; A SURVEY PREPARED FOR BRUCE DICKAMORE DATED APRIL 24, 1991; MIYA ESTATES NO. 3 FINAL PLAT PREPARED BY GREAT BASIN ENGINEERING, INC. DATED MAY 7, 2014 AND RECORDED JUNE 16, 2014; RECORD OF SURVEY OF MCKAY DEE CREDIT UNION CONDOMINIUMS PERFORMED BY JOHN P. REEVE DATED FEBRUARY 12, 2001 AND RECORDED MARCH 14, 2001; AND COUNTRY MEADOWS ESTATES SUBDIVISION PHASE-2 PERFORMED BY VON R. HILL OF HILL, JAMISON AND ASSOCIATES, INC. DATED APRIL 22, 1999 AND RECORDED MAY 21, 1999 WERE USED AS REFERENCE FOR THIS SURVEY. BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

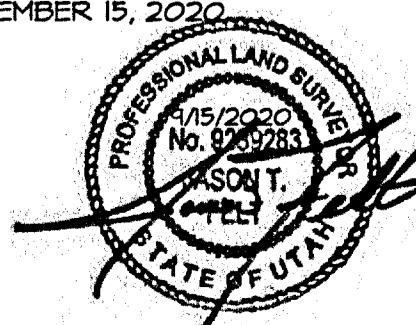
ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: COTTONWOOD TITLE INSURANCE AGENCY, INC.; STEWART TITLE GUARANTY COMPANY; WEBER SCHOOL DEVELOPMENT, LLC; A UTI LIMITED LIABILITY COMPANY; ZION BANK CORPORATION, N.A. DBA VECTRA BANK COLORADO, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR; MMC INVESTMENTS, LLC, SERIES-RO4, A UTAH SERIES LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9, 10(A), 10(B), 11, 13, 16, 18, AND 19, OF "TABLE A" THEREOF.

FIELDWORK COMPLETION DATE: SEPTEMBER 12, 2020
DATE OF SURVEY PLAT MAP: SEPTEMBER 15, 2020

REGISTRATION NO.: 4234283



RECEIVED
SEP 25 2021
BY: 6746

SUBJECT PARCEL
CONTAINS: 220,021 SQ.FT.
OR 5.051 ACRES

SCHOOL BUILDING
25,925 SQ. FT.

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- IRR - IRRIGATION LINE
- OHP - OVERHEAD POWER LINE
- SD - STORM DRAIN
- SS - SANITARY SEWER
- SN - SECONDARY WATERLINE
- T - TELEPHONE LINE
- CTV - CABLE TV LINE
- G - GAS LINE
- CW - CULINARY WATERLINE
- SECTION CORNER
- STREET MONUMENT
- EG CONTOUR MINOR
- EG CONTOUR MAJOR
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
- PROPERTY CORNER FOUND

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR WEBER COUNTY, UTAH AND INCORPORATED AREAS MAP NO. 44051G0425E, PANEL NO. 440223 0425 E, EFFECTIVE DATE DECEMBER 16, 2005. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".

EXCEPTIONS TO COVERAGE

- THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, FILE NO. 183352-JCP, COMMITMENT DATE: SEPTEMBER 07, 2020
- EXCEPTION NO. 1-12: (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER.)
- EXCEPTION NO. 13: RIGHT OF WAY EASEMENT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED JUNE 5, 1924, IN BOOK 5-LL, AT PAGE 194. (SURVEYOR'S NOTE: EASEMENT APPEARS TO AFFECT SUBJECT PARCEL, HOWEVER NO SPECIFIC LOCATION FOR EASEMENT IS DESCRIBED.)
- EXCEPTION NO. 14: EASEMENT IN FAVOR OF NORTH DAVIS SEWER DISTRICT, THEIR SUCCESSORS IN INTEREST AND ASSIGNS FOR A PERMANENT RIGHT-OF-WAY AND EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, BY INSTRUMENT RECORDED APRIL 25, 2000 AS ENTRY NO. 1702006 IN BOOK 206B AT PAGE 2844. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE MIDDLE OF THE SUBJECT PARCEL.)

EXCEPTIONS TO COVERAGE (CON'T)

- EXCEPTION NO. 15: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT FOR BRIDGE ELEMENTARY SUBDIVISION RECORDED MARCH 10, 2020 AS ENTRY NO. 3041673 IN BOOK 07 AT PAGE 40. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE MIDDLE OF SUBJECT PARCEL.)
- EXCEPTION NO. 16: UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND. SAID EASEMENT RECORDED JULY 8, 2020, AS ENTRY NO. 3067074. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE WESTERLY AND NORTHERLY PORTION OF THE PARCEL.)
- EXCEPTION NO. 17: SUBJECT TO THE FOLLOWING MATTERS DISCLOSED ON THAT CERTAIN SURVEY PREPARED BY SILVERPEAK ENGINEERING HAVING BEEN CERTIFIED UNDER THE DATE OF JANUARY 10, 2020, LAST REVISED MARCH 5, 2020, AS JOB NO. AH-055, BY JASON T. FELT, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 4234283, a. SANITARY SEWER LINES AND MANHOLES RUNNING NORTHEASTERLY AND SOUTHWESTERLY BISECTING THE SUBJECT LAND. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE MIDDLE OF SUBJECT PARCEL.) b. GAS LINE LATERAL LOCATED IN THE SOUTHEAST CORNER. (SURVEYOR'S NOTE: PLOTTED. AFFECTS THE SOUTHEAST CORNER OF SUBJECT PARCEL.)
- EXCEPTION NO. 18-22: (SURVEYOR'S NOTE: NOTHING TO PLOT. NOT A SURVEY RELATED MATTER.)